

2018 SEP 27 AM 10:17

27 September 2018

Essie S. Labrot

ESSIE S. LABROT
W. HARTFORD TOWN CLERK

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, CT 06107

**RE: Amendment to SDD # 140,
Delamar Hotel
1 Memorial Rd- West Hartford, CT
Langan Project No.: 140079201**

Dear Honorable Members of the West Hartford Town Council:

Please except this letter as our formal application submission on behalf of Delamar West Hartford LLC pursuant to Section 177-44 of the Zoning Ordinance. With reference to a special development district (SDD) approval establishing SDD #140 at 1 Memorial Drive for development of a hotel, granted by the West Hartford Town Council on June 10, 2014 and amended on March 25, 2015.

This application proposes no changes to the May 22, 2018 approval however the re-approval is necessary as the previous approval did expire. Delamar West Hartford LLC, owner of Delamar West Hartford, previously proposed an amendment that you approved on May 22, 2018. This amendment requested changes to the approved architecture and landscaping to permit the elimination of an architectural rooftop mechanical screen; elimination of decorative trees; and the additional of a season vestibule enclosure for the Artisan restaurant. Unfortunately, issue arose with completing the necessary filings in order to finalize this amendment resulting in the approval expiring.

As this application does not require review of any new materials on behalf of the applicant we request the application fee be waived.

Enclosed with this letter please find copies of the following materials for reference:

- March 13, 2018 SDD #140 Amendment Application
- May 24, 2018 Approval Letter and Conditions
- SDD #140- R1-18 Filing Materials

Should you have any questions or need anything additional please don't hesitate to contact me at either 203.562.5771 or nkirschner@langan.com.

Sincerely,

Langan CT, Inc.



Nathan L. Kirschner
Senior Project Manager

Enclosure(s): March 13, 2018 SDD #140 Amendment Application
May 24, 2018 Approval Letter and Conditions
SDD #140- R1-18 Filing Materials

cc: Todd Dumais- West Hartford Town Planner
Mark McGovern- West Hartford Director of Community Development
Valerio Zambrano- Delamar Hotel

\\Wangan.com\data\WH\data2\140079201\Office Data\Permits\2018-09-17 SDD Application\001M SDD Amendment_20180917.docx

March 13, 2018

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107
860.937.2500



Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, CT 06107

Re: Amendment to SDD # 140, Delamar Hotel, 1 Memorial Rd, West Hartford, CT

Dear Mayor and Honorable Members of the Town Council,

Application is hereby filed by Delamar West Hartford LLC pursuant to Section 177-44 of the Zoning Ordinance. With reference to a special development district (SDD) approval establishing SDD # 140 at 1 Memorial Drive for development of a hotel, granted by the West Hartford Town Council on June 10, 2014 and amended on March 25, 2015, Delamar West Hartford LLC, owner of Delamar West Hartford, is proposing that you approve the amendments hereby provided to the approved plans.

The changes are in accord with the purposes of the original SDD hotel approval and no limitations in the underlying zone are exceeded. Said changes are:

- Request to remove 4 Linden Trees from the approved plans, as shown on the attached Site Landscape Planting Plan (Appendix A). Root balls and tree size of the planted trees were larger than anticipated. As a result, there was not enough space to plant four (4) extra linden trees
- Request to remove the requested screening structure around the cooling tower located on the roof of Delamar West Hartford. The cooling tower was painted to match the roof color and blend in with the roof line. We believe that by adding a screening structure around it, the end result will be a larger and more voluminous body on the roof. Please find enclosed architectural elevations (Appendix B), a revised roof plan (Appendix C), as well as comparative images of the cooling tower with and without a surrounding screening structure (Appendix D)
- Request to add a vestibule outside the main entrance of the Artisan restaurant, on Raymond Road for the winter months. The reason is to mitigate the discomfort of customers sitting by the entrance when doors open to allow customers into the restaurant. Please find attached renderings (Appendix E)

Neighborhood Considerations and Community Outreach:

March 13, 2018

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107
860.937.2500

In an effort to solicit input from residents of Blue Back Square and surroundings, potentially impacted by the proposed amendment, the Applicant mailed a neighborhood outreach feedback form to all home owners and all owners of properties located within 300 feet of Delamar West Hartford on February 17th 2018. Said form includes a brief description of the amendment, as well as pictures showing the expected impact to the community should the amendment be approved by the town (Appendix F). The Applicant will have a report by the time the hearing takes place, which will be presented to the Town Council showing any concerns raised during the outreach meeting

Application Fee

Enclosed are the Application fee and information required pursuant to Section 177-44 of the Zoning Ordinance

Respectfully submitted,

Delamar West Hartford LLC



By: _____

Valerio Zambrano
Vice President
Strategy & Business Development
vzambrano@thedelamar.com
203 890 9664

In Copy (email)
Todd Dumais, Town Planner
Mark McGovern, Director of Community Development

List of Enclosures:

- (A) Revised Site Landscape Planting Plan (by Langan)
- (B) Architectural Elevations of Cooling Tower Screen (by SBA)
- (C) Roof Plan with Cooling Tower Screen (by SBA)
- (D) Comparative renderings with and without screening
- (E) Vestibule
- (F) Community Outreach
- (G) Sewage Disposal Adequacy
- (H) Application Fee

December 27, 2017

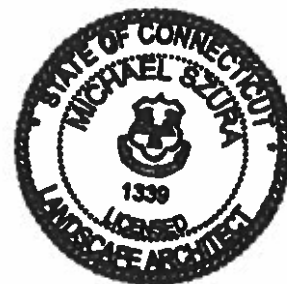
Todd Dumais
Town Planner
West Hartford Town Hall
50 South Main Street, Room 214
West Hartford, CT 06107

**Re: Delamar Hotel
1 Memorial Road
West Hartford, CT 06107
Langan Project No.: 140079201**

Dear Mr. Dumais,

Langan completed a visual inspection of the landscape installation at the above referenced site on Thursday, August 17, 2017. Please note that there have been some minor field changes to the site plan as well as the landscape plan throughout the construction process. However, overall we find the location, size, quantities, and condition of the installed plant material to be satisfactory and in agreement with the intent of the approved construction documents on file with the Town of West Hartford and approved by your office. Should you have questions please do not hesitate to contact me.

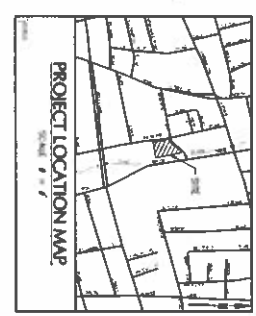
Sincerely,
Langan CT, Inc.



Michael Szura, PLA (CT License #0001339)
Principal /Vice President

cc: Charles Mallory, Delamar Hotels
Noel Petra, Petra Construction
Tom Hanley, Associated Construction
Nathan Kirschner, Langan

\\langan.com\data\NH\data2\140079201\Office Data\Certification Letters\Landscapeing Cert_Szura_20171031.docx

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AS-BUILT OUTDOOR DINING PLANT SCHEDULE

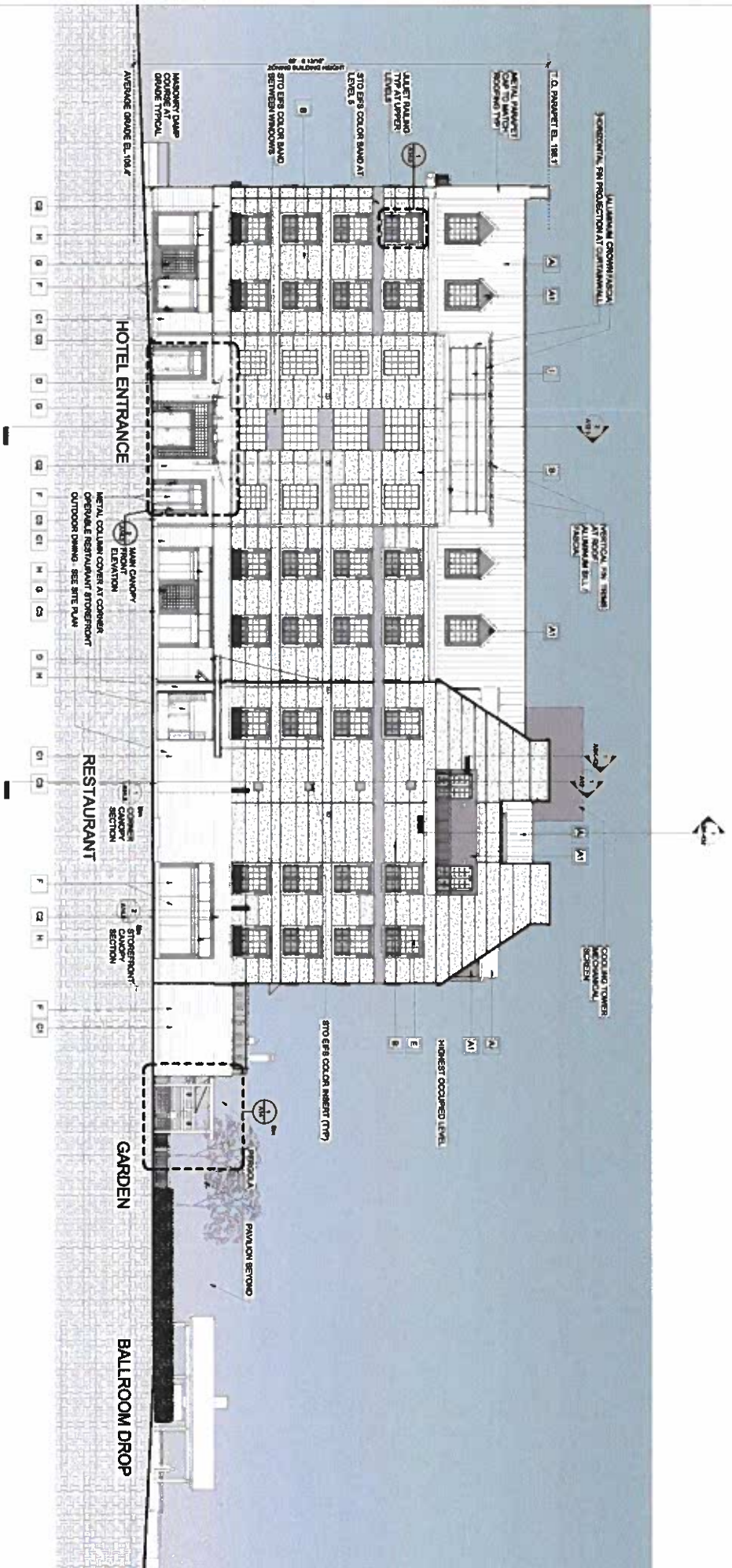
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AS-BUILT NATIVE RIPARIAN BUFFER PLANT SCHEDULE

[illegible]

AS-BUILT PLANT SCHEDULE

[illegible][illegible]



RAYMOND ROAD NOTE: LANDSCAPE ELEMENTS NOT SHOWN FOR CLARITY SEE LANDSCAPE DRAWINGS

THIS ELEVATION IS ISSUED FOR
PURPOSE OF DOCUMENTING ROOFTOP
MECHANICAL SCREEN ONLY



SBA SMITH BUCKLEY ARCHITECTS
431 PINE STREET, SUITE 200 BURLINGTON, VT 05401
P 802.540.0323 WWW.SBAVT.COM

DELMAR
• WEST HARTFORD •

WEST ELEVATION
02/07/2018
1" = 10'-0"
A8
(1"=20" WHEN REDUCED TO 11X17)



MEMORIAL ROAD

NOTE: LANDSCAPE ELEMENTS NOT SHOWN FOR CLARITY
SEE LANDSCAPE DRAWINGS

SBA SMITH BUCKLEY ARCHITECTS
431 PINE STREET, SUITE 210 BURLINGTON VT 05401
P 802.540.0023 WWW.SBAVT.COM

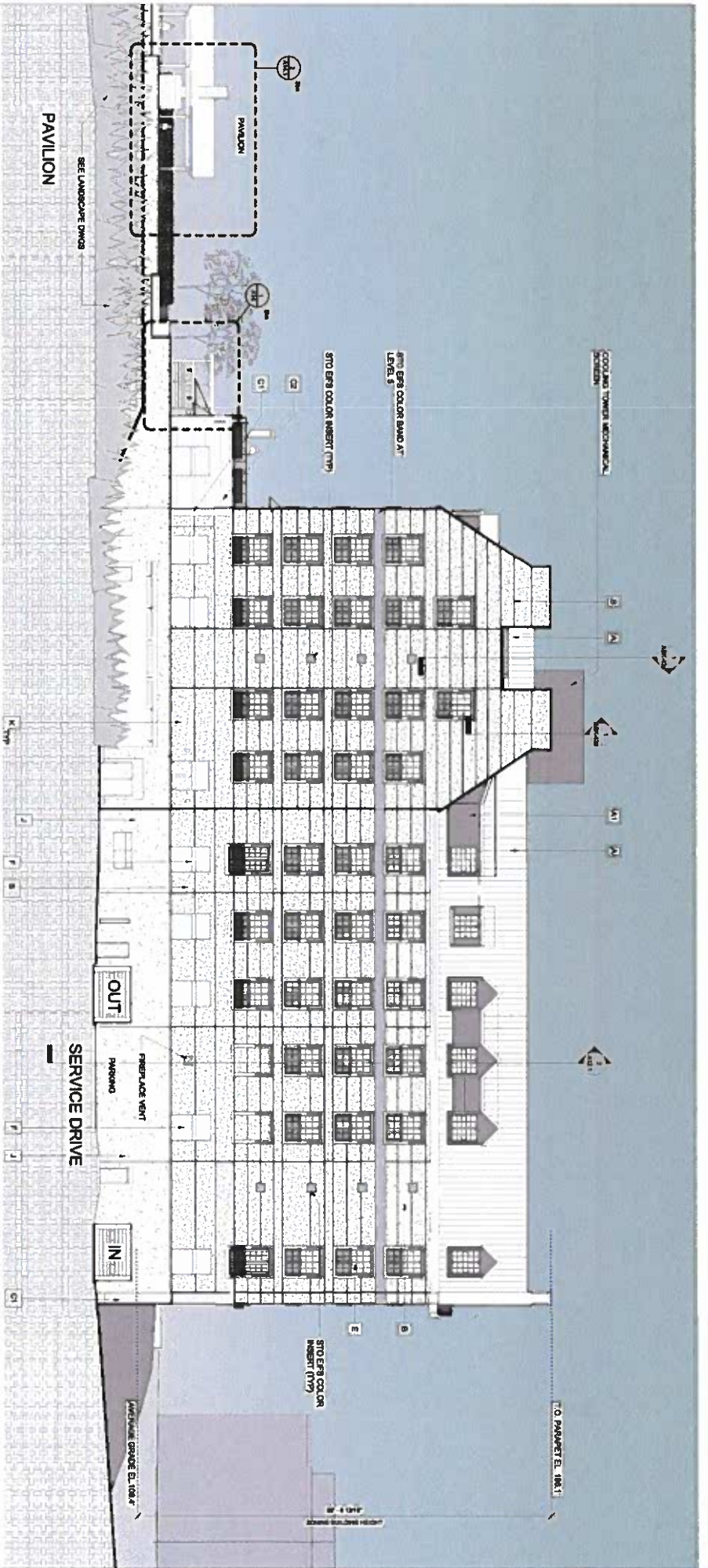
DELMAR
• WEST HARTFORD •

NORTH ELEVATION
02/07/2018
AMENDMENT TO SD0 7140

1" = 10'-0"
A9
(1"=20" WHEN REDUCED TO 11X17)

THIS ELEVATION IS ISSUED FOR
PURPOSE OF DOCUMENTING ROOFTOP
MECHANICAL SCREEN ONLY





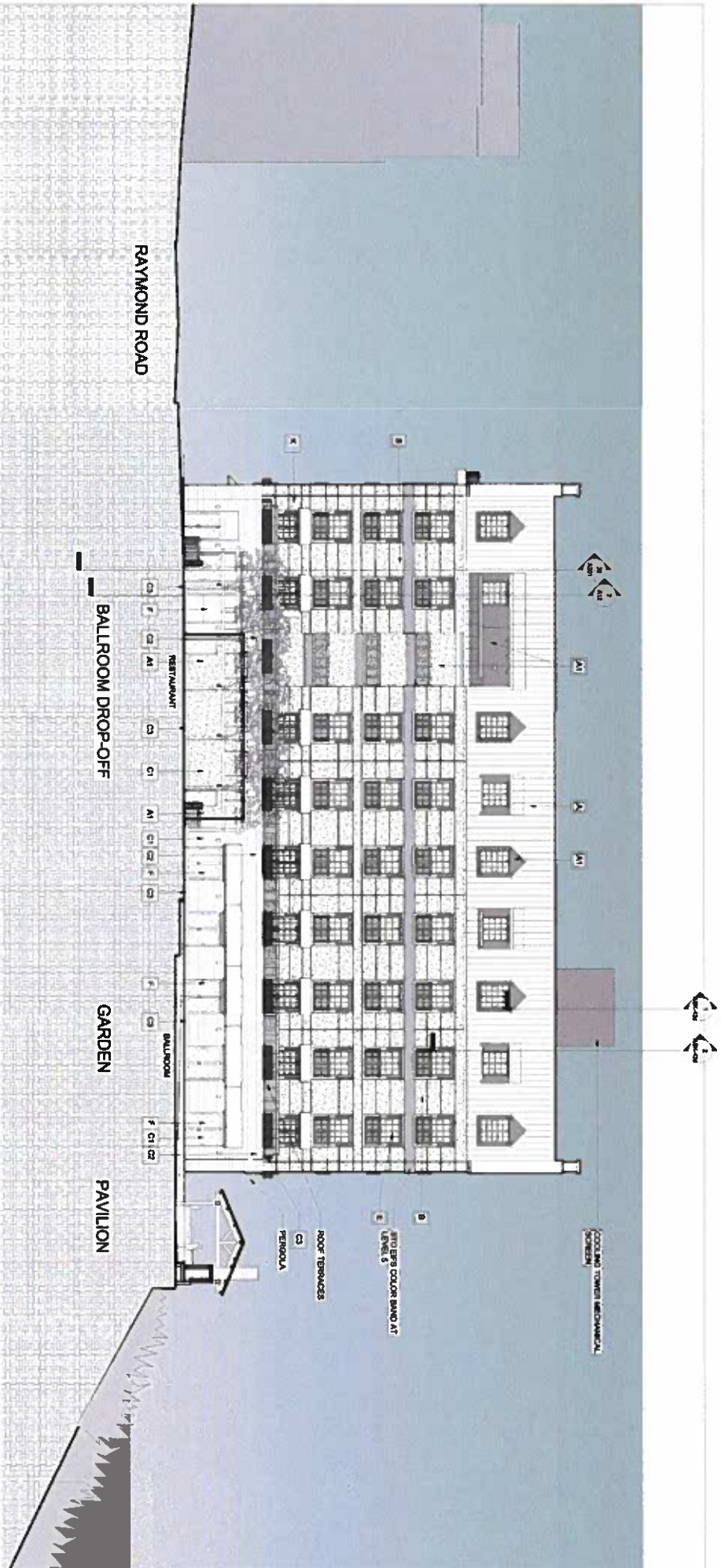
THIS ELEVATION IS ISSUED FOR
PURPOSE OF DOCUMENTING ROOFTOP
MECHANICAL SCREEN ONLY



SBA | SMITH BUCKLEY ARCHITECTS
431 HINE STREET, SUITE 210 BURLINGTON VT 05401
P 802.540.0023 WWW.SBAVT.COM

DELMAR
• WEST HARTFORD •

EAST ELEVATION
02/07/2018
INDEPENDENT 020 1140
1" = 10'-0"
A10
(1"=20" WHEN REDUCED TO 11X17)



THIS ELEVATION IS ISSUED FOR
PURPOSE OF DOCUMENTING ROOFTOP
MECHANICAL SCREEN ONLY



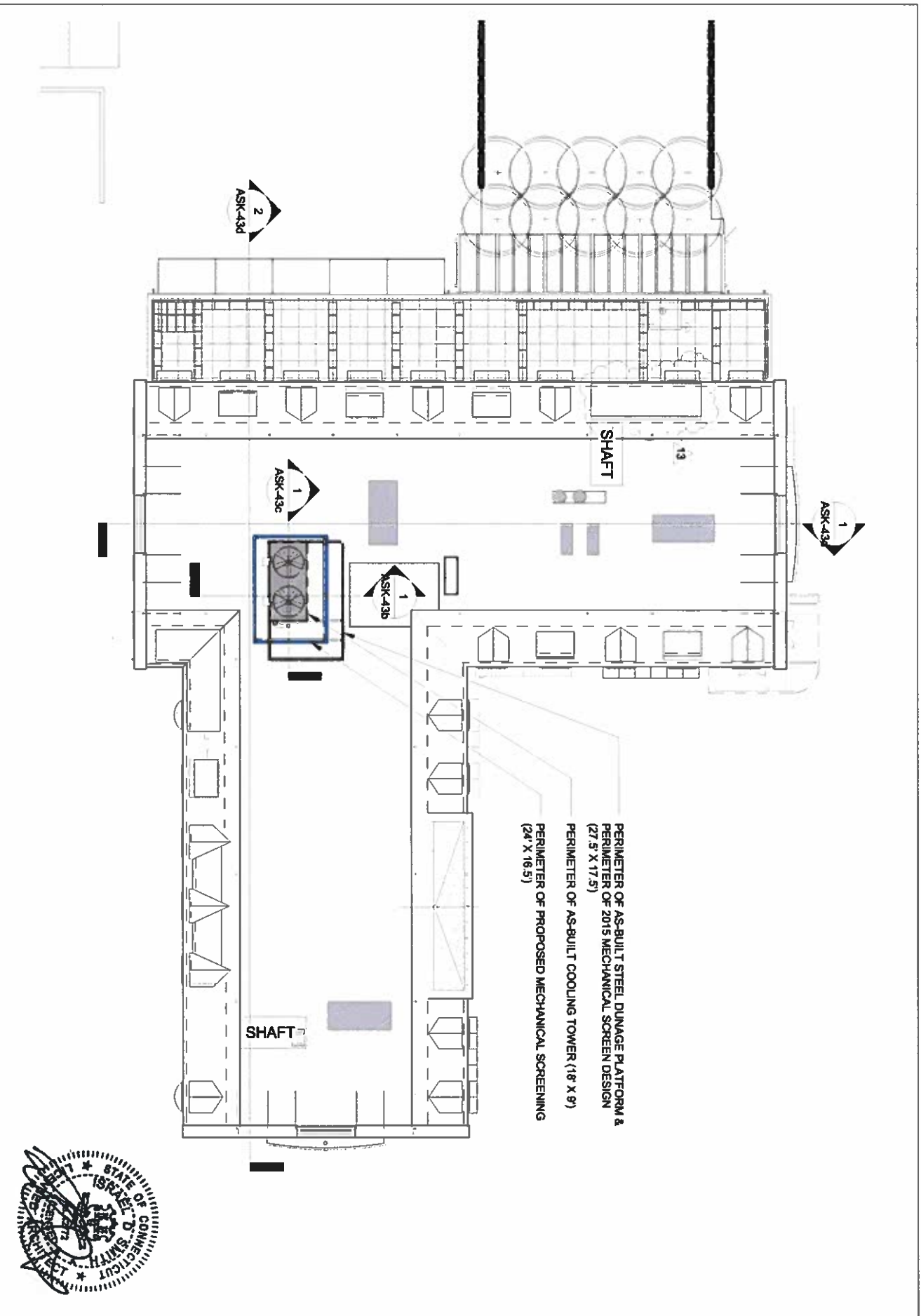
SBA

SMITH BUCKLEY ARCHITECTS
431 PINE STREET, SUITE 200 BURLINGTON VT 05401
802.540.0323 www.sba.vt.com

DELMAR
• WEST HARTFORD •

SOUTH ELEVATION
02/07/2018
AMENDMENT TO STD 1140

1" = 10'-0"
(1"=20' WHEN REDUCED TO 11X17)



DELAMAR WEST HARTFORD

1 MEMORIAL ROAD, WEST HARTFORD, CT



SMITH BUCKLEY ARCHITECTS
431 PINE ST SUITE 210 BURLINGTON, VT 05401
802 540 0323

AMENDMENT TO
SDD # 140

DATE 02/07/2018

SCALE 1" = 20'-0"

COOLING TOWER
- ROOF OVERALL
PLAN

ASK-43g



View from Trout Brook South

PAINTED COOLING TOWER

08/03/2017

DEIAMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN



View from Trout Brook South

SCREENED COOLING TOWER

08/03/2017

DELMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN



View from police station parking lot South

PAINTED COOLING TOWER

08/03/2017

DEIAMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN



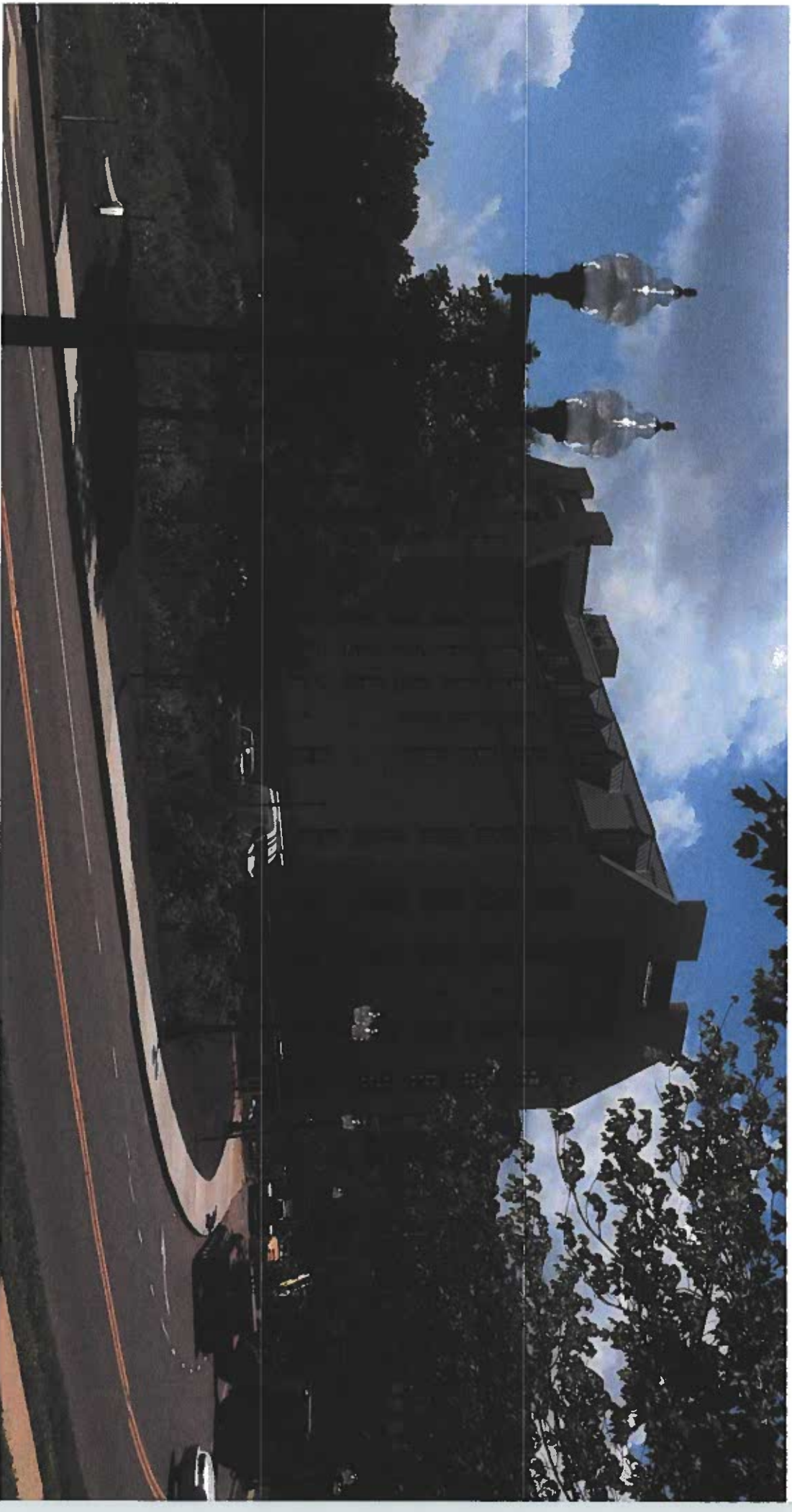
View from police station parking lot South

SCREENED COOLING TOWER

08/03/2017

DELMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN



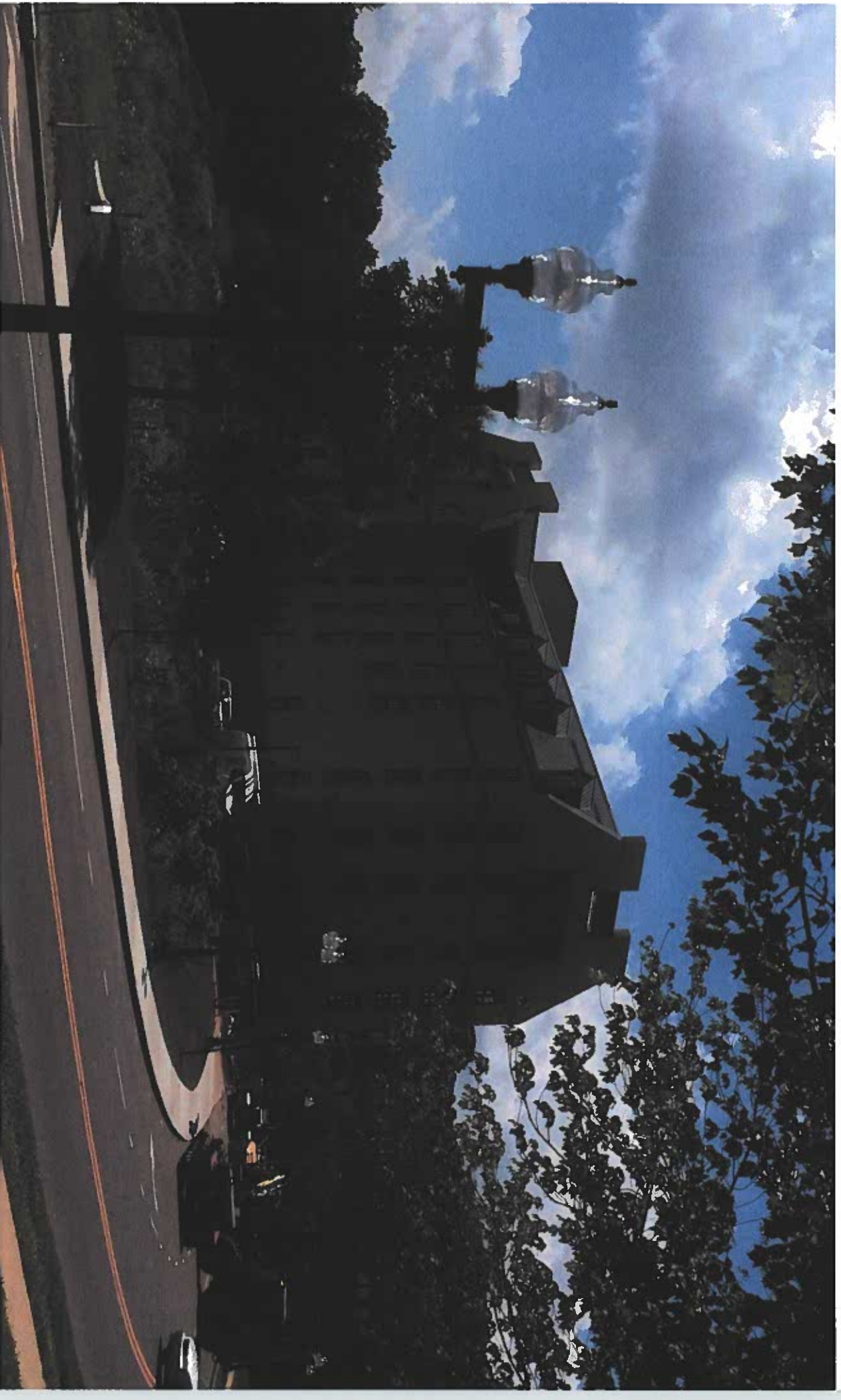
View from Trout Brook North

PAINTED COOLING TOWER

08/03/2017

DELMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN



View from Trout Brook North

SCREENED COOLING TOWER

08/03/2017

DELMAR
• WEST HARTFORD •

SBA
SMITH BUCKLEY ARCHITECTS
LANGAN

Appendix D – Artisan Vestibule



December 1, 2017



New Haven Awning Co.
178 Chapel Street
New Haven, CT 06513
(203) 562-7232
info@nhawning.com
www.nhawning.com

QUOTE

ADDRESS

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107

SHIP TO

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107

QUOTE # 3345

DATE 09/13/2017

PROJECT NAME

Delamar Vestibule WH

SALES REP

Dan

ACTIVITY	QTY	RATE
Comm New Scope of work: - Design, fabricate & install a winter vestibule - Dimensions: 6'6"wide x 6'6"deep x 8'-10"high - Meets or exceeds the IBC (2009) for: Wind Load: 125MPH for 3 seconds Snow Load: 30PSF - Flame Retardant material - Fabric & color to be determined - Custom Lexan door in left side - Pitched roof - Includes installation - Does not include permits if required - Includes CT Tax	1	6250.00

Thank you for the opportunity to quote your work.

TOTAL

~~\$6250.00~~

Accepted By

Accepted Date

February 14, 2018

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107
860.937.2500



Re: Proposed Amendment to SDD # 140, Delamar Hotel, 1 Memorial Rd, West Hartford, CT

Dear Neighbor Property Owner,

We at Delamar West Hartford are proposing to the town of West Hartford an amendment to the plans that were submitted as part of the hotel construction process. Because you own property within 300' of the Hotel, the city of West Hartford requires the Applicant (i.e. Delamar West Hartford) to notify you.

The original plans submitted to the town show a screening structure to be built around the cooling tower situated on the building roof. With said amendment we are requesting the town to modify the original plan and not have a screening structure built. Page two shows pictures of the roof with and without screen.

We at Delamar West Hartford believe that said screening structure adds excessive volume to the cooling tower with negative repercussions to the aesthetics of the building, which in turns has negative repercussions to the look and feel of the entire neighborhood.

Should you have any concerns with our request for an amendment please let us know by either mailing the attached "Neighbor's Outreach - Feedback Form" to Delamar West Hartford, 1 Memorial Road, West Hartford, or by dropping the form at the front desk. All feedback forms should be received by 3/1/2018

Sincerely,

By: Valerio Zambrano

Valerio Zambrano
Vice President of Business Development
Delamar West Hartford
vzambrano@thedelamar.com
860 937 2500

February 14, 2018

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107
860.937.2500

ROOF SCREENING – REQUESTED MODIFICATION



ROOFLINE WITHOUT SCREENING
(Recommended By Delamar West Hartford)

ROOFLINE WITH SCREENING



February 14, 2018

Delamar West Hartford
1 Memorial Road
West Hartford, CT 06107
860.937.2500

NEIGHBOR'S OUTREACH – FEEDBACK FORM

Should you have any concerns with the request by Delamar West Hartford to the Town of West Hartford of removing a screening structure from the construction plans for the hotel, please let us know by filling out this Neighbor's outreach feedback form and return it by mail to Delamar West Hartford, 1 Memorial Road, West Hartford, or by dropping the form at the front desk.

Neighbor's First and Last Name: _____

Neighbor's Contact Information: _____

Neighbor's Concern

Severity: Not concerned ☐ Mildly Concerned ☐ Concerned ☐ Severely Concerned ☐

Please describe the reason of your concern:



March 6, 2018

Valerio Zambrano
Delamar Hotel
1 Memorial Road
West Hartford, CT 06107

Re: Sewage Disposal Adequacy – 1 Memorial Road, West Hartford, CT

Dear Mr Zambrano,

The sanitary sewer line that services the above-referenced property appears adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in your February 14, 2018 correspondence to this office.

It is our understanding that the Applicant is proposing the following:

Request to remove 4 Linden Trees.

Request to remove the screening structure around the cooling tower.

Request to add a vestibule outside the main entrance of the restaurant for the winter months.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C.(1)(e) of the Code of the Town of West Hartford.

Sincerely,

Aimee Krauss, MPH, RS
Assistant Director of Health

Cc: Todd Dumais, Town Planner

West Hartford-Bloomfield Health District
580 Cottage Grove Road, Suite 100, Bloomfield, CT 06002
(860) 561-7900 • Fax: (860) 561-7918

DELAMAR WEST HARTFORD LLC
1 MEMORIAL ROAD • WEST HARTFORD, CT 06089

5715

03/13/18

CHECK NO.
1743

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS	PAYMENT AMOUNT
03.13.18	14 03/13/18		780.00	0.00	780.00

780.00 0.00 780.00

THIS CHECK HAS VARIOUS SECURITY FEATURES INCLUDING COLORED BACKGROUND AND MICROPRINTING

DELAMAR WEST HARTFORD LLC
1 MEMORIAL ROAD
WEST HARTFORD, CT 06089

SIMSBURY BANK
WEATOGUE, CT 06089
51-0485 / 0111

CHECK NO. 1743

DATE 03/13/18
AMOUNT \$*****780.00

PAY THE
AMOUNT OF Seven Hundred Eighty AND 00 / 100 Dollars

PAY
TO THE
ORDER
OF
Town of West Hartford

OPERATING ACCOUNT

[Signature]
AUTHORIZED SIGNATURE

MICRO-PRINTING SIGNATURE LINE (MAGNIFY TO VIEW)

03/13/18 5715 Town of West Hartford

1743

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS	PAYMENT AMOUNT
03.13.18	14 03/13/18		780.00	0.00	780.00

Check Totals ----> 780.00 0.00 780.00

DELAMAR WEST HARTFORD LLC
1 MEMORIAL ROAD • WEST HARTFORD, CT 06089